

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, FEBRUARY 11, 2014
1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, FEBRUARY 11, 2014 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. UNFINISHED BUSINESS:

NONE

B. NEW BUSINESS:

- 1. ZONING DOCKET 007/14** – Request by CITY COUNCIL MOTION M-13-444 for an Amendment to Conditional Use Ordinance No. 24,282 MCS (Zoning Docket 030/10), establishing a conditional use to permit a prison and related uses in an HI Heavy Industrial District, on Square 600, all lots (excluding Lots 28 through 31), Square 615, all lots, Square 624, all lots, Square 624-A, all lots, Square 666, all lots, and Square 675, all lots, in the First Municipal District, bounded by Interstate Highway 10, South Broad Street, Perdido Street, and South Jefferson Davis Parkway, also rescinding Conditional Use Ordinances 10,428 MCS, 14,505 MCS, 14,648 MCS, 14,762 MCS, 17,274 MCS, and 20,101 MCS (Multiple Municipal Addresses); to permit (1) the continued use and operation of Templeman V to temporarily house special populations, including inmates with medical and mental health needs, while an analysis of those special populations is conducted to determine whether additional permanent facilities are needed to provide for those special populations; and (2) the continued use and operation of

Buildings 1 and 2 of the 400-bed temporary inmate housing unit for up to eighteen months after the issuance of a certificate of use and occupancy for the 1,438 bed facility at the Templeman III and IV site, such that in no event shall the total number of inmates housed outside the 1,438 bed facility exceed 500. (PD 4) **(DG/GM)**

2. **ZONING DOCKET 008/14** – Request by CITY COUNCIL MOTION M-13-476 for a Conditional Use to permit a three-family dwelling in an HMR-3 Historic Marigny/Tremé Residential District on Square 511, Lot 16 or 14, in the Third Municipal District, bounded by Elysian Fields Avenue, North Villere, Frenchmen and Urquhart Streets. The municipal address is 1322 ELYSIAN FIELDS AVENUE. (PD 4) **(CM)**
3. **ZONING DOCKET 009/14** – Request by CITY COUNCIL MOTION M-13-477 for an Amendment to Ordinance No. 25,553 MCS (Zoning Docket 081/13, a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption at a standard restaurant in a B-1A Neighborhood Business District) to permit modification(s) to the hours of operation to permit breakfast/morning service, on Square 378, Lots A or X, Y and 11, in the Third Municipal District, bounded by Saint Bernard Avenue, McShane Place, Saint Anthony and Henriette Delille Streets. The municipal addresses are 1137-1139 SAINT BERNARD AVENUE. (PD 4) **(EA/DT)**
4. **ZONING DOCKET 010/14** – Request by ERATO PLACE LLC for a Conditional Use to permit a cocktail lounge in an MU-A Mixed Use District on Square 140, Lots 7 or 13 and 14 in the First Municipal District, bounded by Erato, Thalia, Constance and Magazine Streets. The municipal addresses are 1018-1020 ERATO STREET. (PD 2) **(JT/DS)**
5. **ZONING DOCKET 011/14** – Request by ORPHEUM RECOVERY GROUP LLC for a Conditional Use to permit an Amusement Place with the sale of alcoholic beverages in a CBD-1 Central Business District on Square 267, Lots 28 and 29 or 4, 5, and 72, in the First Municipal District, bounded by Roosevelt Way (formerly University Place), Canal, Common and South Rampart Streets. The municipal address is 129 ROOSEVELT WAY (FORMERLY 129 UNIVERSITY PLACE). (PD 1A) **(SK/DS/GM)**
6. **ZONING DOCKET 012/14** – Request by NEW ORLEANS AREA HABITAT FOR HUMANITY to permit a Zoning Change from an RD-3 Two-Family Residential District to a B-1 Neighborhood Business District on Square 746, Lot A or 13, in the Third Municipal District, bounded by North Claiborne Avenue, North Derbigny, Mandeville and Marigny Streets. The municipal address is 2260 NORTH DERBIGNY STREET. (PD 7) **(JT)**

7. **ZONING DOCKET 013/14** – Request by ORRILL, CORDELL & BEARY, LLC for a Conditional Use to permit a cocktail lounge in a CBD-1 Central Business District on Square 222, Lots 1, 2, and 3, in the First Municipal District, bounded by St. Charles Avenue, Carondelet, Union and Perdido Streets. The municipal address is 330 CARONDELET STREET. (PD 1A) (CM/DS)
8. **ZONING DOCKET 014/14** – Request by THE NATIONAL WORLD WAR II MUSEUM, INC. for the rescission of Ordinance No. 24,641 MCS (Zoning Docket 068/11, which granted a Conditional Use to permit a surface parking lot in a CBD-8 Central Business District on Square 136, Lots 10, 4 or 1, 2, 3, 1 thru 7, 11 thru 21, and a common alley in the First Municipal District) and an Amendment to Ordinance No. 24,480 MCS (Zoning Docket 035/11, which established a CBPCD Central Business Planned Community District in a CBD-8 Central Business District on Square 159-A, Lot W-1, in the First Municipal District), to permit the establishment of a new parking garage with retail space and a surface parking lot on Square 136, all lots (proposed Lots 1WW-A and 1WW-B), in the First Municipal District, bounded by Andrew Higgins Drive, Magazine, Constance and Poeyfarre Streets. The municipal addresses are 1000-1024 MAGAZINE STREET AND 1011 POEYFARRE STREET. (PD 1A) (SK/DS/GM)
9. **ZONING DOCKET 015/14** – Request by 1029 OC HALEY LLC for an Amendment to Ordinance 19,527 MCS (Zoning Docket 096/99, which granted a Conditional Use to permit a monopole and accessory equipment for wireless personal communication services in a CBD-5 Central Business District) to permit the sale of alcoholic beverages for consumption off-premises in a CBD-5 Central Business District on Square 276, Lot 2-A or 2A in the First Municipal District, bounded by Oretha Castle Haley Boulevard, Calliope Street, Loyola and Howard Avenues. The municipal address is 1029 ORETHA CASTLE HALEY BOULEVARD. (PD 1A) (EA/DT)
10. **ZONING DOCKET 016/14** - Request by FIRST CHEF LLC for a Conditional Use to permit a cocktail lounge in a C-1 General Commercial District and within the UC Urban Corridor District overlay on Parcel 1, Lot 29, in the Third Municipal District, bounded by Chef Menteur Highway, Alcee Fortier Boulevard, Michoud Boulevard, and Bayou Michoud. The municipal address is 14349 CHEF MENTEUR HIGHWAY. (PD 10) (DG/DT)

11. **ZONING DOCKET 017/14** - Request by 3601 CAMP STREET LLC for a Conditional Use to permit a parking lot providing off-street parking for a main use(s) located within 300 feet of said lot in an RD-2 Two-Family Residential District on Square 271, on various undesignated lots, in the Sixth Municipal District, bounded by Antonine, Camp, Chestnut and Foucher Streets. The municipal address is 3601 CAMP STREET. (PD 2) **(SK/GM)**
12. **PROPERTY DISPOSITION 001/14** – Consideration of the sale of an undesignated lot, Square 482-A, in the First Municipal District, bounded by Martin Luther King Jr. Boulevard, South Broad, Thalia and South Dorgenois Streets. (PD 4) **(DT)**
13. **PROPOSED AMENDMENTS TO THE CITY PLANNING COMMISSION RULES, POLICIES AND PROCEDURES.**

C. ZONING/PLANNING MATTERS:

1. **DESIGN REVIEW DOCKET 138/13** – Request by AHMED SALEM ON BEHALF OF PIG FEET LLC for an appeal of the Inner City Urban Corridor District regulations, **Article 10, Section 10.3A.6** *Design Review Standards* of the Comprehensive Zoning Ordinance, in a C-1 General Commercial District, on Square 414, Lots 1-5 and 6 or Lot 1-A, in the First Municipal District, bounded by South Claiborne Avenue, Martin Luther King, Jr. Boulevard, South Derbigny and Thalia Streets. The municipal address is 2013 SOUTH CLAIBORNE AVENUE. (PD 2) **(DG)**
2. **DESIGN REVIEW DOCKET 006/14** – Request by CSRS, INC. for an appeal of the Inner City Urban Corridor District regulations, **Article 10, Section 10.3A.6** *Design Review Standards* of the Comprehensive Zoning Ordinance, in a C-1 General Commercial District, on Square 496, Lot G, in the Seventh Municipal District, bounded by South Carrollton Avenue, Short, Oleander and Forshey Streets. The municipal address is 3235 SOUTH CARROLLTON AVENUE. (PD 4) **(DG)**
3. **SUBDIVISION DOCKET 017/11** – Request by WILKINSON GROUP, LLC to resubdivide Lots 2, 3, 4, 5 and 6 into Lot 4A, Square 25, in the Second Municipal District, bounded by Wilkinson, Chartres, St. Peter and Decatur Streets. The municipal address is 519 WILKINSON STREET. (PD 1A) **(MO)**

4. **SUBDIVISION DOCKET 132/11** – Request by JAMES T. NIX, JR. to resubdivide Lots 4, 5, 6, 24-A and 25-A into Lot 24-Z, Square 448, in the Second Municipal District, bounded by North Hagan and Lafitte Avenues, North Rendon and Toulouse Streets. The municipal address is 3238 TOULOUSE STREET. (PD 4) **(EA)**
5. **SUBDIVISION DOCKET 086/12** – Request by LEO CHRISTAKIS, ELLIE CHRISTAKIS AND ANGELA CHRISTAKIS to resubdivide Lots 1 and 2 into Lot 1-A, Square 30, in the Second Municipal District, bounded by Chartres, Bienville, Iberville and Decatur Streets. The municipal address is 200 CHARTRES STREET. (PD 1A) **(JT)**
6. **SUBDIVISION DOCKET 126/13** – Request by TKM PROPERTIES, LLC to resubdivide Lots A and B into Lot A-1, Square 22, in the Second Municipal District, bounded by Decatur, Madison, Chartres and Dumaine Streets. The municipal addresses are 833 THROUGH 839 DECATUR STREET. (PD 1B) **(BN)**
7. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. **(AB)**
8. **CONSIDERATION** - Ratification of Actions Relative to Personnel Matters. **(RR)**

OTHER PLANNING MATTERS:

- A. Adoption of minutes of the December 10, 2013 meeting.
- B. Adoption of minutes of the January 14, 2014 meeting.
- C. Committee Reports.
- D. Announcements.

Robert D. Rivers
Executive Director

RR/ab